

EXPEDITED
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	26034 Frederick Rd., Clarksburg	Meeting Date:	07/11/2018
Resource:	Primary One (1810-1890) Resource (Hyattstown Historic District)	Report Date:	07/05/2018
Applicant:	Kristine Georgius	Public Notice:	06/27/2018
		Tax Credit:	N/A
Review:	HAWP	Staff:	Michael Kyne
Case Number:	10/59-18A		
PROPOSAL:	Fence installation		

STAFF RECOMMENDATION:

☒ **Approve**
☐ **Approve with conditions**

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Primary One (1810-1890) Resource within the Hyattstown Historic District
STYLE: Federal
DATE: c. 1840

PROPOSAL

The applicants propose to install new fences and gates at the subject property, with the following specifications:

- 6' tall wooden privacy fence at the rear/left side of the historic side (approximately 137' long).
- 5' tall 4-board wooden paddock fence at the rear and rear/right side of the historic house (approximately 156' long).
- 5' tall wooden picket fence at the right side of the historic house (approximately 42' long).
- 5' tall x 4' wide wooden picket gate at the rear as part of the proposed paddock fence.
- 5' tall x 6' wide double wooden picket gate at the right side of the house as part of the proposed picket fence.

No trees will be impacted by the proposed project.

APPLICABLE GUIDELINES:

Policy On Use of Expedited Staff Reports for Simple HAWP Cases

IV. The Expedited Staff Report format may be used on the following type of cases:

10. Construction of fences that are compatible with the historic site or district in terms of material, height, location, and design.

Montgomery County Code; Chapter 24A-8

- (b) The commission shall instruct the director to issue a permit, or issue a permit subject to such conditions as are found to be necessary to insure conformity with the purposes and requirements of this chapter, if it finds that:
 - (1) The proposal will not substantially alter the exterior features of an historic site or historic resource within an historic district; or
 - (2) The proposal is compatible in character and nature with the historical, archeological, architectural or cultural features of the historic site or the historic district in which an historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter; or
 - (3) (Ord. No. 9-4, § 1; Ord. No. 11-59.)

STAFF RECOMMENDATION:

Staff recommends that the Commission **approve** the HAWP application under the Criteria for Issuance in Chapter 24A-8(b), (1), (2) & having found that the proposal will not substantially alter the exterior features of the historic resource and is compatible in character with the district and the purposes of Chapter 24A;

and with the *Secretary of the Interior's Standards for Rehabilitation*;

and with the general condition that the applicant shall present the **3 permit sets of drawings, if applicable, to Historic Preservation Commission (HPC) staff for review and stamping** prior to submission for the Montgomery County Department of Permitting Services (DPS) building permits;

and with the general condition that the applicant shall notify the Historic Preservation Staff if they propose to make **any alterations** to the approved plans;

and with the general condition that final project design details, not specifically delineated by the Commission, shall be approved by HPC staff or brought back to the Commission as a revised HAWP application at staff's discretion.

Once the work is completed the applicant will contact the staff person assigned to this application at 301-563-3400 or michael.kyne@montgomeryplanning.org to schedule a follow-up site visit.



HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Email: georgius@us.ibm.com Contact Person: Kris Georgius
Daytime Phone No.: 240-483-7565
Tax Account No.: _____
Name of Property Owner: Kristine Georgius Daytime Phone No.: 240-483-7565
Address: 26034 Frederick Rd Clarksburg MD 20871
Street Number City State Zip Code
Contractor: Alcides Fence Phone No.: _____
Contractor Registration No.: _____
Agent for Owner: _____ Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE

House Number: 26034 Street: Frederick Rd
Town/City: Clarksburg Nearest Cross Street: Rt 109
Lot: _____ Block: _____ Subdivision: _____
Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF WORK ACTION AND USE

1A. CHECK ALL APPLICABLE:

☒ Construct ☐ Extend ☐ Alter/Renovate
☐ Move ☐ Install ☐ Wreck/Raze
☐ Revision ☐ Repair ☐ Revocable

CHECK ALL APPLICABLE:

☐ A/C ☐ Slab ☐ Room Addition ☐ Porch ☐ Deck ☐ Shed
☐ Solar ☐ Fireplace ☐ Woodburning Stove ☐ Single Family
☒ Fence/Wall (complete Section 4) ☐ Other: _____

1B. Construction cost estimate: \$ 8000

1C. If this is a revision of a previously approved active permit, see Permit # _____

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTENSION/ADDITIONS

2A. Type of sewage disposal: 01 ☐ WSSC 02 ☐ Septic 03 ☐ Other: _____
2B. Type of water supply: 01 ☐ WSSC 02 ☐ Well 03 ☐ Other: _____

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. Height 6 feet 0 inches

3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:

☐ On party line/property line ☒ Entirely on land of owner ☐ On public right of way/easement

I hereby certify that I have the authority to make the foregoing application, that the application is correct, and that the construction will comply with plans approved by all agencies listed and I hereby acknowledge and accept this to be a condition for the issuance of this permit.

Kristine Georgius
Signature of owner or authorized agent

6/19/18
Date

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

Application/Permit No.: 842100 Date Filed: 6/20/18 Date Issued: _____

**THE FOLLOWING ITEMS MUST BE COMPLETED AND THE
REQUIRED DOCUMENTS MUST ACCOMPANY THIS APPLICATION.**

1. **WRITTEN DESCRIPTION OF PROJECT**

- a. Description of existing structure(s) and environmental setting, including their historical features and significance:

Smith-Darby house located in historic Hyattstown.
Home was built about 1840 in the Federal style with
a wing added in 1853. There is a small frame
shed in the rear of the house that served as the post
office from 1849-53. There is also a carriage house
to the right of the main house.

- b. General description of project and its effect on the historic resource(s), the environmental setting, and, where applicable, the historic district:

fence to enclose approx 1/4 acre behind the
house to provide safe enclosure for dogs. Only
one corner of the fence is visible from the street.

2. **SITE PLAN**

Site and environmental setting, drawn to scale. You may use your plat. Your site plan must include:

- a. the scale, north arrow, and date;
- b. dimensions of all existing and proposed structures; and
- c. site features such as walkways, driveways, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.

3. **PLANS AND ELEVATIONS**

You must submit 2 copies of plans and elevations in a format no larger than 11" x 17". Plans on 8 1/2" x 11" paper are preferred.

- a. Schematic construction plans, with marked dimensions, indicating location, size and general type of walls, window and door openings, and other fixed features of both the existing resource(s) and the proposed work.
- b. Elevations (facades), with marked dimensions, clearly indicating proposed work in relation to existing construction and, when appropriate, context. All materials and fixtures proposed for the exterior must be noted on the elevations drawings. An existing and a proposed elevation drawing of each facade affected by the proposed work is required.

4. **MATERIALS SPECIFICATIONS**

General description of materials and manufactured items proposed for incorporation in the work of the project. This information may be included on your design drawings.

5. **PHOTOGRAPHS**

- a. Clearly labeled photographic prints of each facade of existing resource, including details of the affected portions. All labels should be placed on the front of photographs.
- b. Clearly label photographic prints of the resource as viewed from the public right-of-way and of the adjoining properties. All labels should be placed on the front of photographs.

6. **TREE SURVEY**

n/a - no trees of this size near the fence line

If you are proposing construction adjacent to or within the dripline of any tree 6" or larger in diameter (at approximately 4 feet above the ground), you must file an accurate tree survey identifying the size, location, and species of each tree of at least that dimension.

7. **ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS**

For ALL projects, provide an accurate list of adjacent and confronting property owners (not tenants), including names, addresses, and zip codes. This list should include the owners of all lots or parcels which adjoin the parcel in question, as well as the owner(s) of lot(s) or parcel(s) which lie directly across the street/highway from the parcel in question.

PLEASE PRINT (IN BLUE OR BLACK INK) OR TYPE THIS INFORMATION ON THE FOLLOWING PAGE.
PLEASE STAY WITHIN THE GUIDES OF THE TEMPLATE, AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MAILING LABELS.

2 of 8

Site Plan

NORTHERLY
130.38' (PER FIELD)
140.47' (PER DEED)

NOTE:

THE RECORD PLAT AND/OR DEED WAS FOUND TO BE ONE OR MORE OF THE FOLLOWING:

1. MATHEMATICALLY INCORRECT
2. ILLEGIBLE
3. INCOMPLETE
4. NOT FOUND AT ALL
5. DOES NOT AGREE WITH EXISTING FIELD MONUMENTATION
6. DOES NOT AGREE WITH TAX ASSESSMENT RECORDS
7. DOES NOT AGREE WITH THE APPARENT LINES OF POSSESSION
8. DOES NOT AGREE WITH PRIOR SURVEYS

INFORMATION SHOWN HEREON IS A COMBINED INTERPRETATION OF SOME OR ALL OF THE ABOVE.

A BOUNDARY SURVEY IS RECOMMENDED TO DETERMINE THE EXACT LOCATION OF BOUNDARY LINES & IMPROVEMENTS.

* ENCROACHMENTS MAY EXIST *

PLEASE SIGN:

LOTS 31, 32, 85 & 86

IRON PIPE FOUND

WESTERLY
330.00'

EASTERLY
329.88'

fence spec 'A'

Gate spec 1
fence - B'
spec 'B'

fence spec 'C'

Gate spec '2'

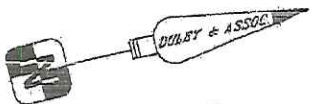
EXISTING BUILDING FACE ON LINE

IRON PIPE FOUND

IRON PIPE FOUND

SOUTHERLY
130.38' (PER FIELD)
140.47' (PER DEED)

FREDERICK ROAD



FOR SURVEY ORDER/APPROVAL FORMS, PRICES & MORE VISIT US AT WWW.DULEY.BIZ

LOCATION DRAWING OF:

#26034 FREDERICK ROAD

LOTS 31, 32, 85 & 86

HYATTSTOWN

LIBER: 8457 FOLIO: 686

MONTGOMERY COUNTY, MD

SCALE: 1"=50'

DATE: 3-7-08

A LAND SURVEYING COMPANY



14604 ELM STREET
UPPER MARLBOR, MD. 20772

PHONE: 301-888-1111

FAX: 301-888-1114

PHONE: 1-888-88-DULEY

FAX: 1-888-55-DULEY

SURVEYOR'S CERTIFICATE

I HEREBY STATE THAT THE EXISTING VISIBLE IMPROVEMENTS ON THE ABOVE DESCRIBED PROPERTY HAS BEEN CAREFULLY ESTABLISHED BY ACCEPTED METHODS AND THAT THE IMPROVEMENTS APPEAR TO LIE WITHIN FLOOD ZONE C. A FLOOD CERTIFICATION IS RECOMMENDED TO DETERMINE THE EXACT FLOOD ELEVATION AND FLOOD ZONE. THIS SURVEY IS NOT TO BE USED OR RELIED UPON FOR THE ESTABLISHMENT OF ANY FENCE, BUILDING, OR OTHER IMPROVEMENTS. THIS PLAT DOES NOT PROVIDE FOR THE ACCURATE IDENTIFICATION OF PROPERTY BOUNDARY LINES, BUT SUCH IDENTIFICATION MAY NOT BE REQUIRED FOR THE TRANSFER OF TITLE OR SECURING FINANCING OR REFINANCING. THIS PLAT IS OF BENEFIT TO A CONSUMER ONLY INsofar AS IT IS REQUIRED BY A LENDER OR A TITLE INSURANCE COMPANY OR ITS AGENT IN CONNECTION WITH THE CONTEMPLATED TRANSFER, FINANCING OR REFINANCING. THE LEVEL OF ACCURACY FOR THIS DRAWING IS 1/4". NO TITLE REPORT WAS FURNISHED TO NOR DONE BY THIS COMPANY. SAID PROPERTY SUBJECT TO ALL NOTES, RESTRICTIONS AND EASEMENTS OF RECORD. BUILDING RESTRICTION LINES AND EASEMENTS MAY NOT BE SHOWN ON THIS SURVEY. IMPROVEMENTS WHICH IN THE SURVEYOR'S OPINION APPEAR TO BE IN A STATE OF DISREPAIR OR MAY BE CONSIDERED "TEMPORARY" MAY NOT BE SHOWN.

portion to indicate North

2nd submission

1 of 3

Page: 3 of 8

Applicant: Kristine Georgius

Plans + Elevations / Material specifications

- A - 6' tall, pressure-treated pine privacy fence
< left back + side of house >; approx 137'
of 6' fence; all posts to be 5" x 5" set in concrete



- B - 5' tall, pressure-treated pine, 4-board paddock
fence < center back + right side to garage >
with 2" x 4" black vinyl coated welded wire mesh;
approx 156'



Applicant: Kristine Georgius

2nd submission
2 of 3

Plans + Elevations / Material specifications - Pg 2

- C - 5' tall, pressure-treated pine picket fence
<right front / side - from house to garage>;
approx 42', all posts to be set in concrete,
1" x 3" dog-eared picket with 1 3/4" spacing



Gate Specifications

- 1 - 5' tall, 4' wide, pressure-treated pine, <center back - installed in paddock fence>; 1" x 3" dog-eared picket with 1 3/4" spacing



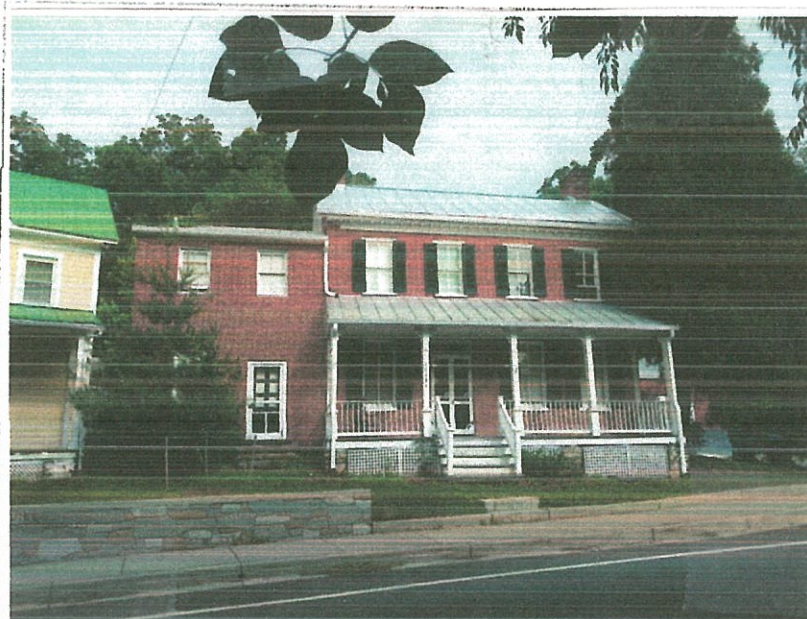
- 2 - 5' tall, 6' wide, double, pressure-treated pine
<right side of house>;
1" x 3" dog-eared picket with 1 3/4" spacing



Applicant: Kristine Georgius

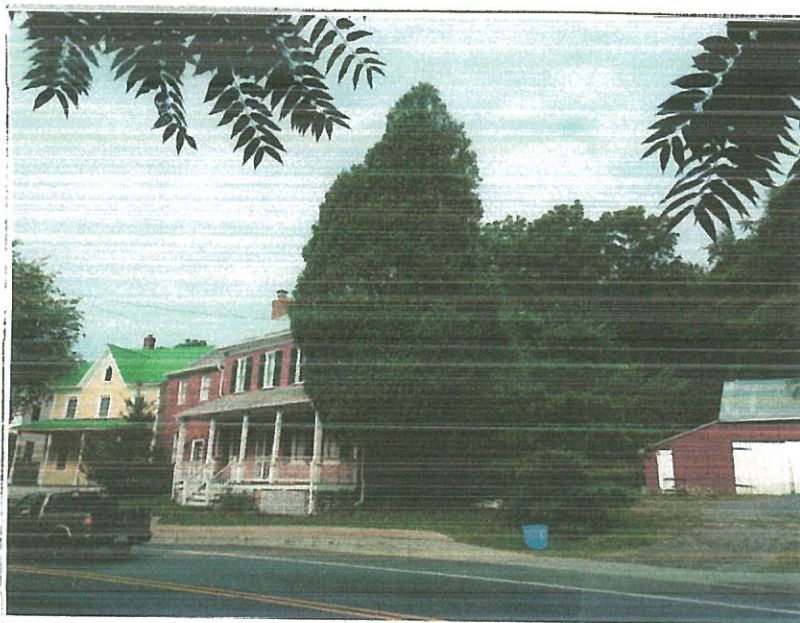
2nd submission
3 of 3

Existing Property Condition Photographs (duplicate as needed)



view from across the street (26029 Frederick Rd
fence will not be visible Jon Spidler)

Detail: _____



← carriage house

view from street heading south on Frederick Rd
corner of fence from carriage house to main house
will be partially visible

Detail: _____

Applicant: Kristine Georgius

Existing Property Condition Photographs (duplicate as needed)



view of carriage house < to the right & behind main house >; proposed fence marked with X's;

Detail: fence will connect to right rear corner of main house



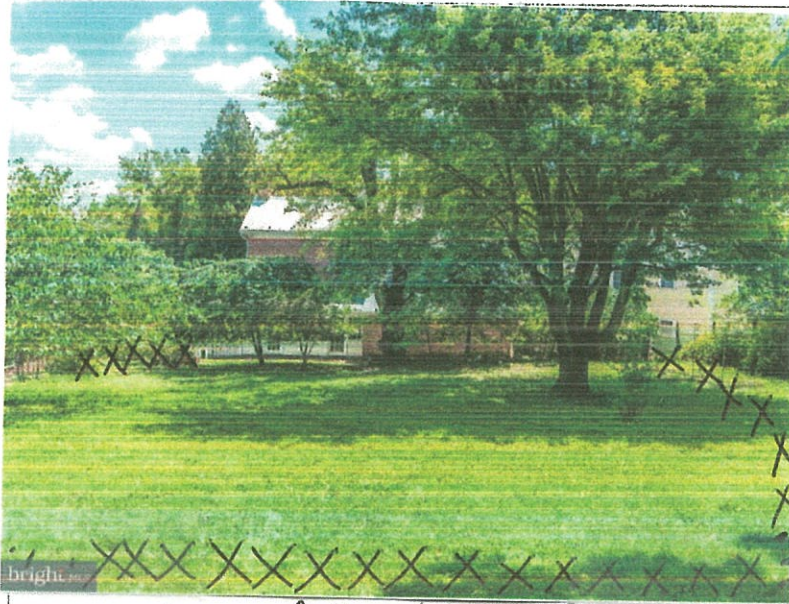
view of left side of carriage house from the direction of 26032 Frederick Rd; fence will connect to the left rear corner of the carriage house and go behind the tree

Detail:

Applicant: Kristine Georgius

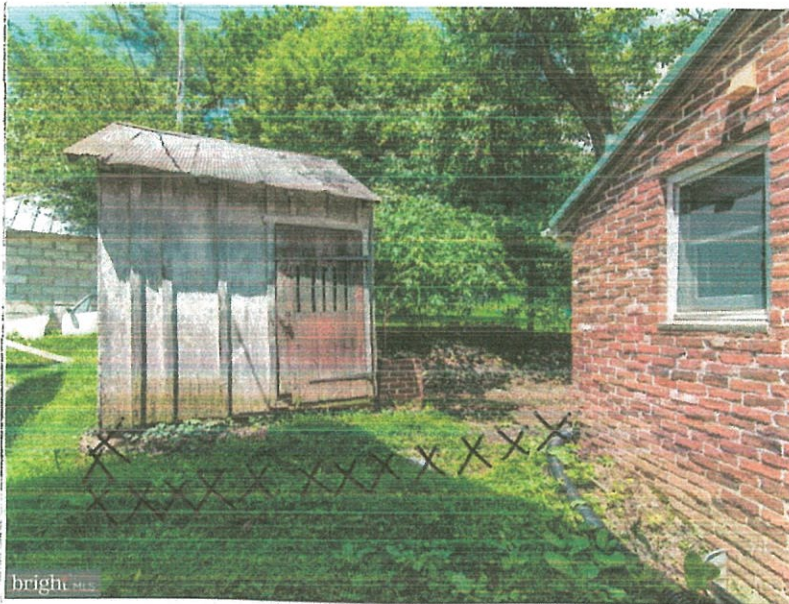
Page: 6 of 8

Existing Property Condition Photographs (duplicate as needed)



rear view of the house from the backyard;
proposed location of the fence shown with X's

Detail: _____



left rear corner of the house; this view is not visible
from the street due to the closeness of the 2 houses
and the large pine tree in the front yard; proposed
location of the fence shown with X's

Detail: _____

Applicant: Kristine Georgius

Page: 7 of 8

HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING
[Owner, Owner's Agent, Adjacent and Confronting Property Owners]

Owner's mailing address

Kris Georgius
26034 Frederick Rd
Clarksburg MD 20871

Owner's Agent's mailing address

Adjacent and confronting Property Owners mailing addresses

Ana Hernandez

26032 Frederick Rd

Clarksburg MD
20871

Jon Spindler

26029 Frederick Rd

Clarksburg, MD 20871

Tobias Herman

26038 Frederick Rd

Clarksburg MD 20871